

Before the Board of Zoning Adjustment, D. C.

Application No. 11468 of Stafford S. Fletcher, Trustee, et al., for a special exception for permission to establish a Chancery and permission to provide accessory parking spaces on lot other than the lot where the main building is located.

PUBLIC HEARING: September 19, 1973

EXECUTIVE SESSION: GRANTED From the Bench

See Bench Minutes Sept., 1973

FINDINGS OF FACT:

1. The subject property is located in the R-5-C/R-1-B Districts. The Chancery for the liaison office within the Peoples Republic of China will be located entirely within the R-5-C District, and a portion of the accessory parking will be in the R-1-B District.

2. The premises are presently used as a hotel having one hundred units, with adjuncts.

3. There will be approximately thirty persons at the chancery plus twenty additional supporting personnel and family members. Almost all of these individuals will live on the subject premises.

4. The proposed use will be that of a Chancery as that term is defined in the Act. of October 13, 1964.

5. The hours of the Chancery operation will be from 8:00 a.m. to 12:00 p.m. and 2:30 p.m. to 6:00 p.m. daily.

6. The liaison office will have approximately ten cars utilizing the parking area to the rear. It is estimated that approximately twenty other cars will visit the Liaison Office.

7. The Board credits the sworn testimony of Whayne Quin, Esq., attorney for the applicant which established that the lease of subject premises to the Peoples Republic of China places the burden of proper grounds and building maintenance on the landlord.

8. The accessory parking spaces and in an open area and one located in their entirety within 200 feet of the building and use to which they are accessory and are contiguous to the Chancery use.

9. In Order No. 3738, dated January 25, 1954, a request for accessory parking for the existing hotel use on the subject parking lot.

10. The existing building at 2310 Connecticut Avenue, N.W., was constructed in 1923 and occupies a major portion of lot 195. Additionally, the district boundary line separating an R-5-C from an R-1-B District runs along the lot line between Lots 195 and 840. Due to the shallow zoning depth in the area and the restricted lot size caused by the substantial improvements on the lot, only a limited amount of parking can be located at the rear of the subject premises on the same lot in the R-5-C Zone.

11. The access to the parking area is by way of Belmont Road. Which serves only the subject premises and the existing parking lot.

12. The utilization of the parking lot under the proposed chancery use will be less intense than under the prior use since a high percentage of the persons occupying the premises will be living there full time. Additionally, the premises is served by the extensive bus transportation on Connecticut Avenue and is in close proximity to the proposed zoological transit station at Calvert Street.

13. The Department of Highways and Traffic has submitted a report with no objection to the proposed use, and has indicated that they will install NO LEFT TURN traffic restriction signs for traffic (leaving) Belmont Road.

CONCLUSIONS OF LAW:

1. The subject premises may be used as a Chancery in an R-5-C Zone upon approval by the Board in accordance with Section 3101.410 of the Zoning Regulations.

2. The Chancery will be located in a portion of an existing hotel and will be used as both for business and as a residence for employees and staff. The proposed use will be less intense than the present use, because the Chancery use will be less transient and the staff living and working there will be relatively less in number than allowed hotel occupancy. Traffic should not result in availability of major highway access and a sufficient parking area.

3. The amount and arrangement of parking spaces and loading berth area are adequate and 48 parking spaces will be provided. The arrangement of these spaces is such that there is adequate circulation to each space. The subject building has long existed in a compatible fashion with the rest of the neighborhood, structures are in keeping with the character of the neighborhood.

4. Section 3101.411 of the Regulations permits accessory automobile parking spaces provided certain conditions are met, has been satisfied in that:

- A. The parking spaces are contiguous to the Chancery.
- B. Due to the location of 2310 Connecticut Avenue, it is impractical to locate parking space on the same lot. Only approximately 20 cars can be located at the rear of the subject premises on the same lot and within the R-5-C Zone.
- C. The parking spaces are located so that they are not likely to become objectionable to the adjoining or nearby property because of noise, traffic or other objectionable conditions. The access to the parking area is by way of Belmont Road. Belmont Road serves only the subject premises and existing parking lot. Since a high percentage of the proposed chancery will be occupied by staff members living on the premises, it is not expected moreover, it should be pointed out

Conclusions of Law 4-C (Continued)

That Connecticut Avenue is in close proximity to the proposed zoological transit station at Calvert Street.

ORDERED:

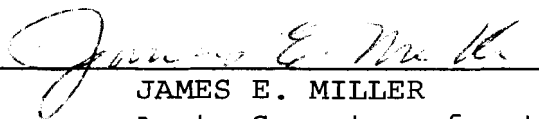
That the above request be GRANTED with the following Conditions:

1. The number of parking spaces serving the Chancery use provided pursuant to this appeal shall not be reduced to less than 48 spaces.
2. The property shall be maintained in good order in keeping with the standards of the neighborhood.
3. In the event, the property is purchased by the Chancery, the Chancery shall maintain the property in accordance with this Order.

VOTE: 4-0, (Mr. McIntosh not Voting; Mr. Hammond sitting for Mr. Hatton.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED by: \_\_\_\_\_



JAMES E. MILLER  
Asst. Secretary for the  
Board of Zoning Adjustment

FINAL DATE OF ORDER: **OCT 01 1973**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.